

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION

IN RE: : CHAPTER 7  
:   
WONDALYN SHANTE BAILEY, : CASE NO. 20-62468-SMS  
:   
Debtor. :

**REPORT OF SALE**

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On February 19, 2021, the Trustee sold real property of the estate known as 233 Long Drive, McDonough GA 30253 (“**Property**”) to W.Y. International, LLC (“**Purchaser**”) for \$180,000.00 as ordered and approved by the Court on February 9, 2021 [Doc. No. 33].

2.

Attached hereto as Exhibit “A” is the Seller’s Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchaser and has received net funds of \$45,929.41 from the sale.

Respectfully submitted this 22nd day of February, 2021.

Hays Financial Consulting, LLC  
2964 Peachtree Road, N.W., Suite 555  
Atlanta, Georgia 30305  
(404) 926-0060  
ghays@haysconsulting.net

/s  
\_\_\_\_\_  
S. Gregory Hays  
Chapter 7 Trustee

Exhibit “A”

## Seller's Settlement Statement



CAMPBELL & BRANNON  
ATTORNEYS AT LAW

**Settlement Date:** 02/19/2021  
**Disbursement Date:** 02/19/2021  
**Settlement Location:** 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342  
**File Number:**  
**Lender:**  
**Loan Type:** None  
**Buyer:** W. Y. International, LLC  
 1774 Holly Springs Rd  
 Marietta, GA 30062  
**Seller:** S. Gregory Hays as and only as Chapter 7 Bankruptcy Trustee for the Estate of Wondalyn  
 Shante Bailey  
 2964 Peachtree Road  
 Suite 555  
 Atlanta, GA 30305  
**Property location:** 233 Long Drive  
 McDonough, GA 30253  
**Tax Parcel No:** 093C01007000

	Debit	Seller Credit
<b>Financial Consideration</b>		
Sale Price of Property		180,000.00
<b>Prorations/Adjustments</b>		
Prorated HOA Dues \$200/yr 02/19/21 - 12/31/21		173.15
County Taxes (\$2275.63) 01/01/21 - 02/19/21	305.50	
Credit to buyer from debtor's homestead exemption	500.00	
<b>Commissions</b>		
Commission - Selling Agent to Aspire Real Estate, LLC	5,400.00	
Commission- Listing Agent to Humphries & King Realty, LLC	5,400.00	
<b>Payoffs</b>		
Payoff of First Mortgage Loan to MidFirst Bank	101,343.50	
<b>HOA Charges</b>		
2021 HOA Dues to Fairways at Cottonfields Homeowners Association, I	201.67	
<b>Miscellaneous Debits/Credits</b>		
Henry county water balance to Henry County Water Authority	93.07	
Debtor's homestead exemption to Wondalyn Shante Bailey	21,000.00	
<b>Subtotals</b>	134,243.74	180,173.15
<b>Balance Due TO Seller</b>	45,929.41	

**CERTIFICATE OF SERVICE**

I hereby certify that I am over the age of 18 and that on this day I served a copy of the foregoing *REPORT OF SALE* by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated:

Office of the United States Trustee  
362 Richard B. Russell Building  
75 Ted Turner Drive, SW  
Atlanta, GA 30303

Eric E. Thorstenberg  
Deighan Law LLC  
Suite 101  
333 Sandy Springs Circle  
Atlanta, GA 30328

Wondalyn Shante Bailey  
P.O. Box 657  
McDonough, GA 30253

Dated: February 22, 2021.

/s

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S. Gregory Hays  
Chapter 7 Trustee

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